

## Jeffrey Carey

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### Summary of Qualifications

- **Financial Modeling:** Developed models for cash flow analyses through MS Excel and ARGUS
- **Investment Memos:** Responsible for preparing investment and credit memos for deal presentation
- **Real Estate Lending:** Performed well for busy team which achieved 50% portfolio growth
- **Economic Analysis:** Experienced in developing pro forma analyses of markets
- **Relationship Building:** Ability to focus on developing and maintaining relationships

### Education

**University of Colorado at Boulder – Leeds School of Business** (May 2015)

MBA Candidate- focus in finance/real estate finance

- Graduate Real Estate Association - Activities including guest speakers, projects, and conferences
- NAIOP - Active member of NAIOP attending conferences, tours, and building real estate network
- Finance Club – Participant in both futures trading and mergers and acquisitions competitions
- ARGUS Enterprise Certified – Able to analyze deals with many leases of varying terms

**Fort Lewis College, Durango, CO- School of Business Administration** (May 2011)

- Finance Major, Writing Minor - 2010 Winter Dean's list

### Work Experience

**International Risk Group – Littleton, CO** (May 2014-Current)

Real Estate Intern

- Working with partners and top management for an investor/developer of environmentally impaired CRE
- Provided analysis for a 110K SF industrial site purchased developing understanding of equity deals
- Responsible for developing financial projections considering economic conditions of markets to forecast exit pricing for potential deals from the development/value add perspective
- Built relationships with third parties including brokers, feasibility consultants, and environmental experts
- Learned about process of raising capital as group sought a \$100M private equity fund

**Alpine Bank- Durango, CO** (June 2011 to July 2013)

Credit Analyst

- Provided financial analysis for prospective and existing deals to loan officers primarily through MS Excel
- Played critical role for small lending team providing commercial financing and excellent service for the town of Durango with loan sizes up to \$10M. During my second year I took over as primary credit analyst
- Portfolio grew from \$70M-\$100M winning 2012 Small Business of the Year by Chamber of Commerce
- Analyzed collateral through appraisals, tax assessments, lease documents, loan documents, water rights, construction documents, UCC filings against FFE&I, and property cash flow analysis for all asset classes

**Fort Lewis College- Durango, CO** (August 2010 to May 2011)

Financial Director/Financial Allocation Board:

- Served as student body executive directing 10 member board distributing \$100K student fee budget to student organizations. All funds were used during term as I trained and communicated with 100+ clubs
- Improved allocation process through adaptation of existing bylaws and procedures for future benefit

### Additional Qualifications

- Philanthropy – Active community volunteer and former treasurer for the Rotaract Club of Durango